

0.0.0.0: Introduction

Long County is an area that is rich in history, natural beauty, and natural resources. These elements combine to define the character and the identity of the area. Once a prosperous railroad town, the county is now home to a more peaceful and quiet lifestyle for those who appreciate the natural setting and historic landmarks found throughout the county.

Plan Setting

Long County, Georgia's 157th county, was created in 1920, from portions of Liberty County. Long County was named for Dr. Crawford Long, the Georgian responsible for introducing anesthesia to modern medical practice. Long is one of ten counties that comprise the Coastal Georgia Region and the county is a member of the Coastal Georgia Regional Development Center (CGRDC) located in Glynn County. Covering 401 square miles, Long County is in southeast Georgia situated between Jesup in Wayne County and Hinesville in Liberty County.

Ludowici, the governmental seat of Long County, is located in central Long County. Ludowici was named in honor of William Ludowici, a German immigrant who contributed substantially to the construction of the county high school. Ludowici was incorporated August 23, 1905.

Why Plan?

Successful communities must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources, and respond to changing circumstances to continually meet the needs of its residents. Long County residents value the character and diversity of their hometown; have a strong sense of community, and a deep appreciation for the range of historic, cultural and recreational opportunities available to them. Economic development, public services, and education issues have been local concerns for many years. Comprehensive planning, based on quality data, can help the community address each of these concerns.

What is the Comprehensive Plan?

The comprehensive plan is the official guiding document for the future of Long County; designed to formulate a coordinated, long-term planning program for the desired future. It serves as a guide to both the public and private sector by

providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the Plan guides elected and appointed officials as they deliberate community development issues; and conveys policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing consistent policy direction.

The Plan is structured to be a dynamic document, subject to amendment when conditions within any of the cities or county change significantly. Periodic updates are needed to ensure that the Plan continues to meet the needs of Long County. The previous Long County Comprehensive Plan was prepared in 1994. Many of the items recommended for implementation were completed or became irrelevant as years passed. This new plan addresses changes in the community since the last comprehensive plan.

How to Use the Comprehensive Plan

The Comprehensive Plan is not, in itself, an implementation tool, but rather a guide to action. It is intended to serve as a reference point for potential users. For example, the Board of Education may use the plan to determine future student enrollment and corresponding facilities expansion. The Tax Assessors' Office may use the plan to estimate future digests.

A variety of planning documents such as land use regulation ordinances, scenic byway plans or any other documents intended to guide development in Long County, should be used in conjunction with this Comprehensive Plan.

Unlike the above-mentioned sector or single issue planning documents, which generally refer only to issues such as transportation, economic development, parks and recreation, annexation, and community services, this Plan addresses and integrates these issues into one comprehensive document.

Planning Development Process

The comprehensive plan is in the product of extensive local government and citizen involvement through structured discussion sessions.

Advisory Committee

This planning document was created in tandem with the Long County Hazard Mitigation Plan and began with the creation of an Advisory Committee. Representatives from several areas of local and state government, public and private sector interests met monthly for seven months to evaluate Long County

data and formulate strategies for future development. The committee's roles included communicating the concerns of interested groups regarding the development of the county, and recommending goals, policies and implementation measures.

Public Consultation

The plan's development was subject to a comprehensive public involvement process. Public involvement was solicited at every published meeting, at scheduled public hearings and through media reports of committee progress.

All meetings were open to the public and participants were encouraged to take part in the discussion and policy formulations.